

---Minutes: Leesburg Planning Commission June 7, 2001

The Leesburg Planning Commission met on Thursday, June 7, 2001 at 7:00 p.m. in Council Chambers at 25 West Market Street, Leesburg, VA. Staff members present for the meeting were Mike Tompkins, Delane Parks, Brian Boucher, Randy Hodgson, Paul Gauthier, John Johnson and Jennifer Moore.

CALL TO ORDER:

The meeting was called to order at 7:22 p.m.

ROLL CALL:

Present: Vice-Chairman Cable
Commissioner Kennedy
Commissioner Werner
Commissioner Zawacki
Councilmember Umstattd

Absent: Commissioner Schonberger
Chairman Vaughan

ADOPTION OF AGENDA:

Commissioner Werner made a motion to adopt the agenda.

Motion: Werner
Second: Kennedy
Carried: 4-0

APPROVAL OF MINUTES:

Commissioner Werner made a motion to approve the minutes of May 3rd and May 17th, 2001 with minor changes.

Motion: Werner
Second: Kennedy
Carried: 4-0

CHAIRMAN'S STATEMENT:

REMARKS BY PETITIONERS:

None

PUBLIC HEARING:

ROUTE 621 PARK – VARIATION REQUEST – Delane Parks

Mr. Parks stated that this is a request to delay road improvements for this park. Mr. Parks gave a brief overview of the project along with evaluation criteria.

Commissioner Zawacki asked if similar variations have been granted. Mr. Parks stated that the only one recently and that was at the new high school which is outside of the Town limits.

Commissioner Zawacki asked when the variation would expire. Mr. Parks stated that there is no time limit, however if the Planning Commission is concerned it can make some sort of stipulation. Mr. Gauthier stated that this project is a little different than most Variation Requests because the Town is the applicant and normally it would be a developer. He stated that at this time the Town does not know where the road should go and that money would drive the Town to build a road.

Vice-Chairman Cable asked if there are other users that would ultimately be required to provide improvements to any of these three sections. Mr. Gauthier stated that this is the Town's responsibility all the way around.

Mr. George Titus, 505 Evergreen Mills Road, came forward to speak. Mr. Titus stated that as an adjacent landowner he is supposed to be notified. He stated that he has tried to get information on this project through the Town and has not been successful. He was only notified about this public hearing on Saturday prior to the meeting.

Mr. Titus stated that Mr. Parks had made the statement that the new high school was not in the Town and Mr. Titus stated that the high school is in the Town limits. He stated that the Town is planning to put in a four lane non-divided highway. He is concerned about the traffic that it would generate and the safety issues associated with building the road.

Mr. Titus stated that a four-lane road near the high school would be very dangerous and he would like the Town to consider the safety of the residents. He also believes that the Town should consider improvements to Evergreen Mills Road before building the road in question tonight.

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There being no further comment the public hearing was closed.

Vice-Chairman Cable asked the staff to address some of the comments made by Mr. Titus. She stated that it is her belief that the high school itself is in the Town however the County maintains the roadway in front of the high school.

Mr. Gauthier stated that he shares Mr. Titus' concerns regarding Evergreen Mills Road. He stated that as far as the high school site they are not building a four lane road, they are building turn lanes. He stated that ultimately there would be a four lane undivided highway from South King Street down to the corporate limits.

Mr. Gauthier stated that he would have the park put in whatever turn lanes it needs to operate safely, the Town would also have the high school put in turn lanes. He stated that he believes that Evergreen Mills Road is going to be a very high priority and would have to be moved up very quickly.

Commissioner Zawacki asked if the trail would continue across the front of the high school. Mr. Gauthier stated that it would.

Mr. Parks took a moment to explain the notification process. He explained that the Town receives its information from the County when it notifies property owners and the information that was received did not show Mr. Titus as the owner of 505 Evergreen Mills Road. He also explained that once the oversight was detected, staff sent out a certified letter, which was still within the limits of the law it was not just as early as staff or Mr. Titus would have liked.

Vice-Chairman Cable suggested that staff send a written notice to the County notifying them of the problem with this particular record.

Commissioner Kennedy made a motion to suspend the 10-day waiting period to vote on this item.

Motion: Kennedy
Second: Zawacki
Carried: 4-0

Commissioner Kennedy made a motion to approve the application as submitted.

Motion: Kennedy
Second: Werner
Carried: 4-0

SUBDIVISION AND LAND DEVELOPMENT:

None

ZONING ITEMS

PRE-PUBLIC HEARING STAFF REPORT – ZOAM 01-03 – SPECIAL EXCEPTIONS – Brian Boucher

Mr. Boucher explained that this item is to expand the Planning Commission public hearings to include each Special Exception.

Mr. Boucher stated that this additional step in the process would not extend the time period in which the Council has to vote on the item, it would remain at 90 days.

Mr. Boucher went on to give a brief legal overview of this item.

Commissioner Zawacki asked if the 90-day time frame would work for staff. Mr. Boucher stated that it would and that if the applicants were having trouble meeting the deadlines, they would always ask for an extension.

Vice-Chairman Cable asked if once the applicant asks for an extension does that open up the time frame or limit it to another 90 days. Mr. Boucher stated that the time frame would be open at that point.

Commissioner Werner stated that she is concerned about how much an application can change from the time that the Planning Commission votes on it and the time that it goes to Council. Mr. Boucher stated that there is not much that staff or the Planning Commission can do about that at this time. Most of the changes come from recommendations made by the Planning Commission or questions that were raised during the process.

COMPREHENSIVE PLANNING ITEMS

ZM 2000-07 – CATOCTIN SQUARE – Randy Hodgson

Mr. Hodgson stated that the applicant has requested that this item be deferred.

COUNCIL REPRESENTATIVE'S REPORT:

Councilmember Umstattd stated that Council has initiated a rezoning for the parcel next to the Prosperity Condo, she stated that there was a lot of concern that by right office could go in there and that would increase traffic through the neighborhood. She stated that the owner is amenable to rezoning that parcel for townhouses.

STAFF AND COMMITTEE REPORTS:

Commissioner Werner stated that she attended her first Residential Traffic Committee (RTC) meeting. She stated that the Committee would be working on prioritizing CIP projects. She stated that they have elected a Chairman but are holding off on the other officers until the representative from the SE quadrant can be present. She also talked about a few other issues that the Committee touched on, such as numbers on street signs, barricades in Town and citizen requests for stop signs.

OLD BUSINESS:

None

NEW BUSINESS:

None

ADJOURNMENT:

There being no further business the meeting adjourned at 8:35 p.m.